# *DESIGN AND ACCESS STATEMENT:*

***Proposed three bedroom chalet bungalow.***
***The Meadows – Milford Mill Road – Milford – Salisbury.***

20th July 2023

LAND OWNERSHIP:

The site area and ***adjacent field*** is jointly owned by the following people:-

Mr. G. Greenland
3. Potters Way
Milford
Salisbury SP1 1PY

Mr. Mr. R. Barber
7. Milford Mill Road
Salisbury SP1 2RT

Mr. D. Barber
3 Potters Way
Salisbury SP1 1PY

All owners of the land (including adjacent field) are aware of this proposal.
The owner of the adjacent property is also aware of this proposal.

GENERAL INFORMATION:

The site is not within an area of:-

1. Outstanding Natural Beauty
2. SSSI.
3. Conservation area.
4. Requiring a Biodiversity check list- confirmed by Ms. Katherine Ashley.
5. No T.P.O. on fir tree to be felled.
6. Within flood plain area.
7. No demolition of buildings. (greenhouse only)

PROPOSAL:

To construct a three bedroom chalet bungalow on vacant site - land located at far end of 'The Meadows' – Milford Road – Salisbury.
The dwelling will be constructed using red/brown multi brick and brown plain roofing tiles.
Roof angle will be 45 deg.
Windows white upvc – double glazed.
A disabled access ramp will be provided to the front door of the proposed dwelling together with hard external ground surfacing i.e. not loose gravel.
A disabled toilet will be provided within the ground floor entrance area.
It will be necessary to fell a semi-mature fir tree located approx. central to the site area and remove a greenhouse.
The roof of the proposed dwelling will slope away from the neighbouring garden.
Due to the difficulties of connecting to a mains foul drainage system it is proposed to install a Klargester Bioair 2 Sewage Treatment Plant – 6 Person. The treated water from this plant will be suitable for discharge into a stream, beck or soakaway system.

Due to the unavailability of a stream/beck it is proposed to discharge treated water to a soakaway system – all work associated with this work will be strictly in accordance with local authority requirements.
The local authority building inspector has been contacted regarding a soakaway located within the adjacent field (see drawing). Response:- no objection in building control terms. A protection fence will be constructed around the soakaway area to prevent ground damage by grazing animals etc. Soakaway will be in applicants field.
It is proposed to obtain 'Change of Use' on a small area of the adjacent field – this is necessary to achieve access to the site area and provide a suitable (2M) boundary location.
The existing gate into the field (off 'The Meadows') will be set back into the field to achieve both access to the site and the field.
A close boarded fence will be installed to the south west boundary of the site – will prevent overlooking.

HEATING:

Heating to the proposed dwelling will be from air source heat pump located to the rear of the property – this work to be carried out by specialist contractor and be strictly in accordance with current regulations/requirements.
A log burning stove will be installed within the kitchen/ dining/sitting area - stove to be in accordance with current emission requirements. Only well seasoned wood to be used.

Thermal insulation to comply with building regulations.
Double glazing throughout.

FLOODING:

The accompanying flood map shows the site area as just outside of the once in hundred year area – therefore further investigation not necessary.

PARKING AND TURNING:

Parking, turning and leaving site in forward gear is feasible.

C.I.L. (Community Infrastructure Levy)

The applicant/s are agreeable to entering into a C.I.L. agreement should this become necessary.

END.




# THE MEADOWS – MILFORD

50m

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# KLARGESTER BIOAIR 2 ECONOMY SEWAGE TREATMENT PLANT – 6 PERSON

BRAND NEW







Product Ref: BIA2UGEK

CUSTOMER OFFLOADING · FAST DELIVERY · FREE SITE SURVEY · HIAB Available · MDPE · SEWAGE · BELOW GROUND

Weight: **170.000kg**

Dimensions: **L:2500mm H:2105mm**

Diameter: **1540mm**

Estimated Lead time 3-5 working days

**Home Delivery**